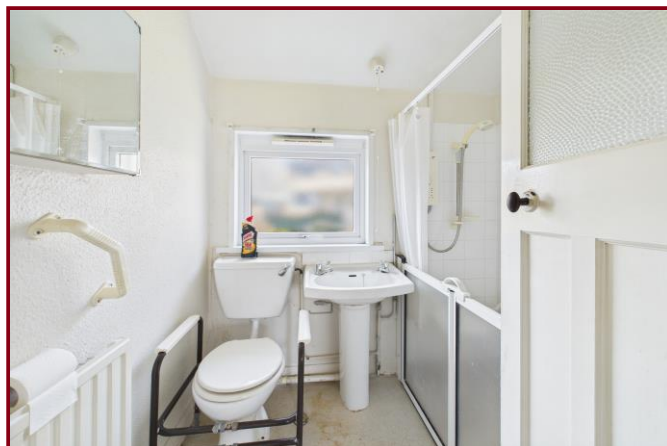




MAP estate agents
Putting your home on the map

**Carnellis Road,
St. Ives**

**£220,000
Freehold**





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Property Introduction

This two bedroom home is offered to the market with no onward chain. On the ground floor there is a spacious living room and kitchen, upstairs there are two double bedrooms and a shower room.

The property is double glazed and warmed via gas central heating.

Having an enclosed rear garden and detached garage, we feel the property to be competitively priced and recommend viewing at the earliest opportunity.

Location

St Ives is a charming coastal town famed for its rich heritage, showcased in its numerous galleries, including the renowned Tate St Ives, Barbara Hepworth Museum and Sculpture Garden, St Ives School of Painting, Leach Pottery and many more.

St Ives is well known for its four stunning beaches, Porthmeor is a favourite amongst surfers, whilst the calmer, clear waters of Porthminster beach, is ideal for families. The picturesque Porthgwidden beach provides a more secluded escape and the Harbour beach is where you can enjoy boat rides and building sandcastles. The stunning coastal walks and scenery around The Island inspired Rosamunde Pilcher and Virginia Woolf, amongst others.

St Ives has a wide range of outdoor activities including surfing, paddle boarding, tennis and golf, to name a few.

ACCOMMODATION COMPRISES

Double glazed pane front door to:-

ENTRANCE HALL

Stairs rising to first floor. Door to:-

LIVING ROOM 13' 10" x 11' 10" (4.21m x 3.60m) maximum measurements

Fireplace housing electric fire. Double glazed window to front. Built-in cupboard. Radiator. Door to:-

KITCHEN 15' 3" x 7' 10" (4.64m x 2.39m)

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Space for cooker. Space for washing machine. Two windows to rear. Complementary wall tiling. Understairs storage cupboard. Radiator. Double glazed panel door to rear garden.

From entrance hall, stairs rising to:-

FIRST FLOOR LANDING

Access hatch to loft storage space. Smoke alarm. Doors off to:-

BEDROOM ONE 15' 2" x 11' 10" (4.62m x 3.60m) maximum measurements

Double glazed window to front. Feature fireplace. Radiator.

BEDROOM TWO 9' 10" x 8' 6" (2.99m x 2.59m)

Double glazed window to rear. Radiator.

SHOWER ROOM

Fitted with a walk-in shower cubicle, WC and pedestal wash hand basin. Obscure double glazed window to rear. Complementary wall tiling.

OUTSIDE FRONT

To the front of the property there is small front garden. To the side of the property one will find a further triangular shaped garden and a:-

GARAGE 18' 1" x 9' 11" (5.51m x 3.02m)

Having an up and over door.

REAR GARDEN

To the rear of the house there is an enclosed garden which is mainly laid to lawn with a side path to the front of the house.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From St. Ives fire station, proceed down the Stennack and at the roundabout take the first exit on to Carnellis Road. The property will then be seen after a short distance on the left hand side. If using What3words:-useful.wool.variation

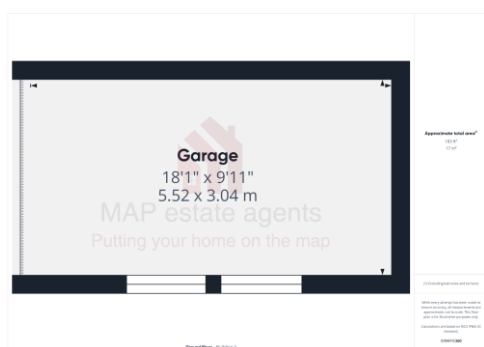
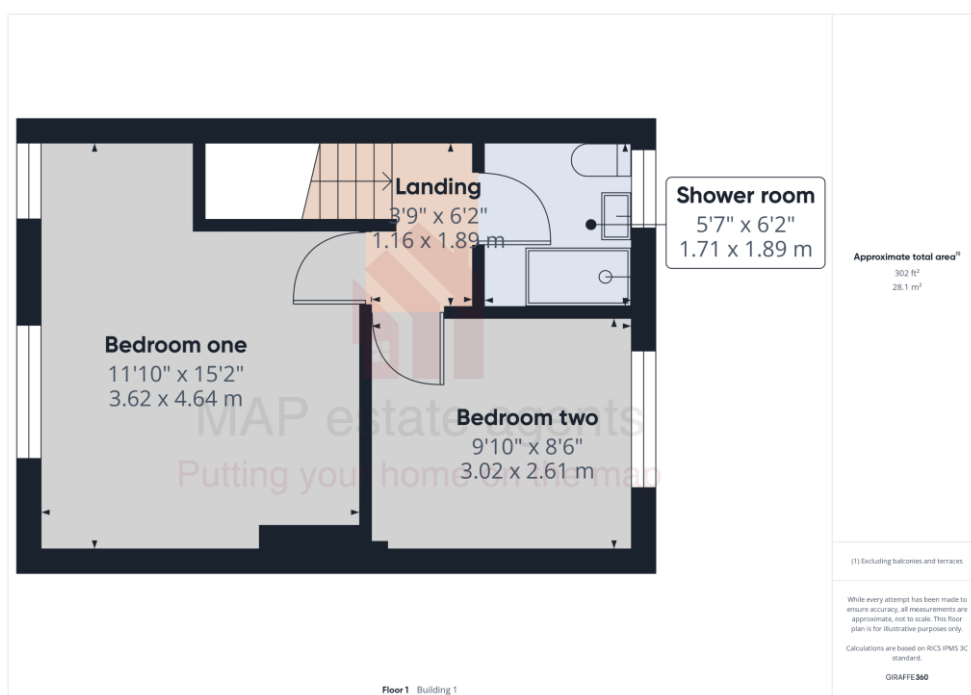
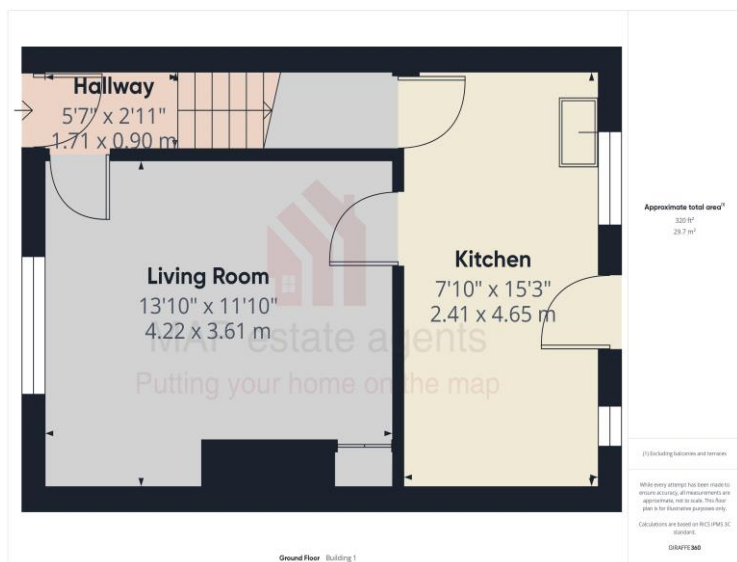


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Two bedrooms
- First floor bathroom
- End of terrace property
- Double glazing
- Gas central heating
- Enclosed rear garden and garage
- Offered for sale with no onward chain
- Great first time buy



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